

Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.
Chair
JOE MOORE, Vice Chair

Commission Members
PATRICK BOYD
SALLY CAGLIA
TERESA ESPAÑA, M.A.
CHRISTOPHER JOHNSON AIA
MOLLY LM SMITH

Staff to the Commission
KEVIN FABINO, M.P.A.
Planning Manager, Secretary

KARANA HATTERSLEY-DRAYTON, M.A.
Historic Preservation Project Manager

WILL TACKETT, Planner III

JOANN ZUNIGA, Recording Secretary

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

February 28, 2011

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

A . Approve minutes for April 5, November 15 and December 13, 2010.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

- A. Consider Approval of Request by the Property Owner to Designate the Frank and May Driver Home Located at 129 N. College Avenue as a Heritage Property and Adoption of Findings Necessary to Support Designation Pursuant to FMC 12-1612 **(ACTION ITEM)**.

Staff Recommendation: Recommend Approval

- B. Review and Approve Stabilization and Mothballing Plan for the Helm Home (HP#112) Located at 1749 L Street **(ACTION ITEM)**.

1. Review and Approve Stabilization and Mothballing Plan of the Helm Home Pursuant to FMC 12-1606(a)(2).
2. Make Determination that the Work Necessary to Stabilize the Helm Home, as Described in the Stabilization and Mothballing Plan is Categorically Exempt Pursuant to CEQA Guidelines, Sections 15301 and 15331 (FMC 12-1617(c).
3. Approve the Issuance of Necessary Permits to Perform the Scope of Work set forth in the Stabilization and Mothballing Plan, Including Demolition of the 2nd Floor Post-1906 Addition to the Rear Elevation.

Staff Recommendation: Recommend Approval

- C. Review and Comment on Topics for Proposed Training with State Office of Historic Preservation Staff, Friday April 29th, 2011 **(ACTION ITEM)**.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission

- B. Staff

1. 2010 Mayor's Historic Preservation Awards and Commission Annual Report, December 16, 10:30. **(Continued from January 10, 2011 Special Meeting)**
2. CLG Annual Report for 2009-2010. **(Continued from January 10, 2011 Special Meeting)**
3. Status of HPC Sub-committees (Education, Meux Home, Modernism).

- C. General Public

IX. NEXT REGULAR MEETING: March 28, 2011, Fresno City Hall, Conference Room A

X. ADJOURNMENT

Executive Minutes City of Fresno Historic Preservation
Commission Special Meeting
April 05, 2010

I. Meeting called to order at 5:36 p.m. by Don Simmons, Chair.

Commissioners in Attendance:

Teresa España
Chris Johnson
Joe Moore
Don Simmons
Molly LM Smith (5:39 p.m.)

Commissioners Absent:

Patrick Boyd
Sally Caglia

Staff for the City of Fresno:

Karana Hattersley-Drayton, Historic Preservation Project Manager, Secretary
John M. Dugan (Director Planning & Development Department)
Sophia Pagoulatos, Supervising Planner
Will Tackett, Recording Secretary
Craig Scharton, Director, Downtown & Community Revitalization Department
Elliot Balch, Downtown Revitalization Manager
Wilma Quan, Urban Planning Specialist
John Fox, Senior Deputy City Attorney

II. APPROVE MEETING MINUTES.

None.

III. APPROVE AGENDA .

Joe Moore: moved to accept the agenda as presented. Motion seconded by **Chris Johnson** and adopted (4-0)

IV. CONSENT CALENDAR.

None.

V. CONTINUED MATTERS.

None.

VI. COMMISSION ITEMS

A. Pursuant to the City's Certified Local Government Agreement and FMC 12-1606(12), Review and Comment on the Nomination of the Fulton Mall to the National Register of Historic Places and Prepare a Report as to Whether the Property Meets the Criteria for the Register.

Karana Hattersley-Drayton: provided summary of Fulton Mall nomination to the National Register of Historic Places and introduced The Downtown Fresno Coalition, who first prepared the nomination in 2007. Provided clarification that the land underneath the "Mall" is owned "in-fee" by the adjacent property owners along the Mall. Notification has been received that consideration of designation of the Mall to the National Register of Historic Places will occur at the State Historic Resources Commission meeting to be held on April 30, 2010. Also reminded that the City of Fresno is a Certified Local Government (CLG) and that the Commission has been asked by the State Historic Preservation Officer (SHPO) to state an opinion as to whether the Mall meets the criteria for the National Register.

Provided Planning & Development staff's recommendation that the Mall appears eligible to the National Register under Criterion "C" and under Criterion "G". Further provided that Criterion "A" was also evaluated under the nomination but would not be considered due to the fact that the application did not formally request consideration under said criterion. Conveyed however, that staff did not support designation of the Mall at the current time due to the opposition of some of the property owners along the Mall; and, in deference to the Fulton Corridor Specific Plan process recently begun.

Addressed protocol for the proceedings and thereafter. Explained that if a majority of the property owners along the Mall object to designation, then the Mall cannot be placed on the Register. However, the SHPO is required under federal regulations to submit the nomination to "the Keeper" (of the National Register) for a Determination of Eligibility (DOE). If the property is determined to be eligible, then it will be treated as a historic resource for the purposes of the California Environmental Quality Act (CEQA). Regardless, staff and consultants to the Fulton Mall Specific Plan process have indicated that the study will evaluate and analyze the Mall from a perspective as a historic resource and consider all scenarios for downtown revitalization.

Clarified that unless federal funding or a federal permit is used for a project that may cause an adverse effect, there is no real protection for a National Register property under federal law. A private property owner is not prohibited from any actions. However, if found eligible to the National Register, the Mall may be subject to requirements as may be conditioned under local ordinance and/or CEQA. Followed with a brief description of potential benefits to listing on a historic register, including heritage tourism, tax credits and incentives, etc.

Provided a brief physical description of the Mall (designed by Garret Eckbo, landscape architect, as part of an urban renewal plan authored by Victor Gruen & Associates), and a summary of its elements, its artists, and its history.

Quoted criteria of National Register as found at 36CFR Part 60 followed by a definition and explanation of "integrity" as used when applying National Register criteria for a determination of eligibility. Expressed Planning & Development Department staff's opinion that the Mall retains integrity to its "period of significance", 1964.

John Dugan: Reiterated the Planning and Development Department's position that it is an inappropriate time to nominate the Mall, even if it meets criteria, given the fact that the City of Fresno has engaged in a very significant and expensive planning program to evaluate the downtown area, marketability, the Mall, the buildings adjacent to the mall, transit and access, infrastructure, etc., to support and integrate redevelopment of the mall and prospective projects such as downtown revitalization and high-speed rail. The analyses being prepared for this purpose are evaluating the Mall as if it were nominated or found eligible to the National Register.

Elliot Balch: Alluded to the important role that City administration, the Mayor, and the HPC have to the State. Conveyed that the Mayor is waiting to hear the position of the Commission prior to preparing and issuing her opinion to State officials regarding the proposed nomination. Acknowledged the ongoing Fulton Corridor Specific Plan process with stakeholder involvement, the appointment of a citizen's advisory committee, and preparation of an environmental impact report (EIR). Clarified that Federal regulations require property owners to be notified of potential nomination and that if a majority of property owners object, a property cannot be listed on the register. Expressed concerns that notification may not have been provided using a current list of ownership, in compliance with governing regulations.

Don Simmons: Opened discussion to Commissioners.

Chris Johnson: Inquired as to what evidence was available respective to the opinions of other preservation officials, which were represented in the staff presentation.

Karana Hattersley-Drayton: Provided that the various opinions were culled from a variety of sources including public forums, web posts, etc.

Chris Johnson: Conveyed his wish to be able to consider the opinions of other colleagues in the field in full context. Also inquired as to how many currently listed buildings are located on the Mall, and how many are Local Register listings versus National Register listings.

Joe Moore: Inquired as to how historic landscape features fit within the Secretary of Interior Standards.

Karana Hattersley-Drayton: Clarified that the Standards are developed primarily as best practices for buildings. The Standards are not explicit about landscapes, but that there are inclusions regarding context and setting where landscapes are discussed. Also provided that there currently appear to be seven properties associated with the Mall (not including Hotel Fresno), which are included on the Local Register; of the seven, one property is listed on the National Register. However, other properties may be determined to be eligible based upon intensive study.

Joe Moore: Inquired as to how the process of identification of property owners occurs, including partners and separate interests.

Karana Hattersley-Drayton: Indicating that this proposal is not typical in that the City owns infrastructure with individual property owners owning the property itself in fee. However, regulations are clear that a property owner's vote is assumed to be in favor of a nomination unless an objection is put in writing.

Joe Moore: Asked for clarification of whether there is precedence for multiple properties under multiple ownerships to be nominated as an individual resource and not a district.

Karana Hattersley-Drayton: Provided that the "site" versus "district" question was asked of Federal Officials who govern the National Register program and that those experts had indicated that the Mall, with multiple ownerships, would still qualify as a site versus a district nomination.

Don Simmons: Inquired what assurance may be provided that particular elements of the Mall will be protected without the security of a designation or finding of eligibility.

Karana Hattersley-Drayton: Provided that there is no guaranteed protection without designation. However, if the SHPO forwards a determination of eligibility to the National Register (regardless of local opinion), then the Mall would still be treated as an historic resource for the purposes of the California Environmental Quality Act (CEQA).

Don Simmons: Opened discussion to the applicant.

Hal Tokmakian AICP: Conveyed that the application speaks for itself and that all necessary and relevant information is present and requested that the Commission will make its decision accordingly.

Don Simmons: Opened the discussion to the public.

Brent Weiner (Procter's Jewelers, 1201-1203 Fulton Mall / Fulton Corridor Specific Plan Committee Member): Indicated that his family has operated their building on the Mall since 1945 and have owned the building since the late '60's. Referenced Bill McEwen's article in the *Fresno Bee* and provided his concurrence with the points made in the article. Also referenced his appointment to the Fulton Corridor Advisory Committee and his adamant opposition to the nomination of the Mall at this time. Provided his opinion that it is the will of a few who are trying to dictate what is going to happen to a landscape in place of allowing the majority, including property owners, to decide what will happen. Inquired as to how many people on the Downtown Coalition are owners, or have a vested interest in, properties located on the Mall. Recommended not moving forward with the nomination and allowing the processes currently under way to take care of itself.

Alan Allen (Owner of property located on the Fulton Mall / Fulton Corridor Specific Plan Committee Member): Opined that the timing of the nomination is wrong. Understands that if the nomination is made that it would be very difficult to make any changes of any kind to the Mall. Provided that the City has retained a good company in Moule & Polyzoides as consultant to evaluate all relevant components of the Fulton Corridor and provide an opinion. Agrees that the City should allow the process of the specific plan, for which it has already paid, to run its course prior to making a determination regarding nomination.

Frank Laury (19425 Tollhouse Road, Clovis): Conveyed that he has been a resident of the community since 1959 and that he was engaged and supported the development of the Mall as a professor of art from the university. Furthermore, he was hired by the City and Sculpture Committee to design the installations and placement of the sculpture on the Mall. Wished to clarify that the sculpture was purchased with private funds and not public funds or grants. Eventually the City became stewards of the collection until a Grand Jury became involved due to lack of attention; since then restorations of many of the sculptures has taken place. Feels that the proposal for inclusion of the Mall on the National Register facilitates a plan for restoration in the sense that it can become a citizens "Fulton Park" versus the commercial center that it once was as a street. Expressed opinion that with northerly retail growth having occurred, he does not feel that commercial interests will return to downtown as a commercial center. Provided support for the concept of the Mall as a venue for entertainment, and as a tremendous opportunity to encourage people to wander the Mall and enjoy the spaces as a park. Supported nomination as an opportunity which will call attention to the Mall as when it was originally designed.

Scott Anderson (Rep. Penstar Group, Owners of property located at 1001 Fulton Mall [Bank of Italy Building]): Asked for opposition to the nomination based upon its timing with respect to the City's investment and participation in

preparation of a specific plan for the Fulton Corridor; and, opposition to placing further restrictions to what is considered to be a good planning effort. Expressed opinion that the Mall has been an economic disaster, which may be due in part to the ability for traffic to traverse the Mall. Recognized that further study would be required to substantiate opinions respective to the introduction of vehicular traffic to the Fulton Mall. Felt that it is inappropriate to tie up the respective amount of acreage within the core Downtown urban center without significant study. Asked for opposition to the nomination.

Charles Kruegman (1237 "P" Street, Resident): Conveyed his general support for the nomination but is concerned with the representations that have been made regarding property owner notification and what may be perceived as "rushed" process for the nomination. Care needs to be taken that all interests have opportunity to express their interests and that the outcome of the night's proceedings be integrated within the process for the Fulton Corridor Specific Plan and establishment of a Property-Based Business Improvement District (PBID) so that there is continuity and correlation between plans. Expressed hope that the present state of the Mall be preserved for the benefit of downtown residents, regardless of what is determined respective to the nomination.

Danielle Witt (Director of Community Relations for the Fresno Grizzlies Baseball Club, 1800 Tulare Street): Conveyed opposition to the historic designation of the Mall. Opined that the Grizzlies Baseball Club would like to see growth on the Mall and that the designation would stunt any such growth.

Don Simmons: Closed public commentary and brought back discussion to the Commission.

Joe Moore: Inquired as to whether the EIR being prepared for the Fulton Corridor Specific Plan will evaluate alternatives for treatment of the Mall.

John Dugan: Clarified that the EIR will evaluate worst case scenarios for all potential impacts, which may be associated with various scenarios of treatment or development of the Mall; including taking into account the potential designation of the Mall to a historic register.

Joe Moore: Inquired whether the EIR, once finalized, will become the governing environmental document for the Mall.

John Dugan: Provided that the EIR would become the governing environmental document for the Mall and the entire downtown area covered by the specific plan. Reiterated that the specific plan evaluation will not just look at the Mall as an "island" but also how it will be integrated with the rest of downtown, the goals of the plan, and the overall development potential for downtown, which will be defined through market, infrastructure, and other studies so that cumulative

impacts may be considered and accounted for. Such data is not available at this time.

Joe Moore: Inquired as to how the nomination or designation of the Mall would change the proposed specific plan process, if the specific plan is already evaluating the Mall as historic resource.

John Dugan: Clarified that while a nomination or designation may not change the process but will change the content of what needs to be evaluated or looked at with respect to the potential for development downtown.

Joe Moore: Requested elaboration respective to the protections provided by the designation, nomination, or treatment of a property as a historic resource.

Karana Hattersley-Drayton: Clarified that under Federal Law, unless a federal permit or federally funded project are pursued, there is no guarantee for protection of a historic resource. Protection is primarily provided through either State or Local ordinance. The National Register is often misunderstood. The Federal government and those that have written the National Register regulations recognize that change is inevitable. Using the Secretary of Interior's Standards, it is possible to make changes (sometimes substantial) but the Standards are recommended best practices. National Register nomination does not "freeze" something in time or necessarily "tie-the-hands" of the property owners on the Mall.

Joe Moore: Acknowledged that a lack of knowledge can breed fear and that it is in part the duty of the Commission to educate the public on what it does and does not mean to be a designated historic resource. Asked for further clarification as to whether designation of the Mall would prohibit something such as the introduction of vehicular traffic and what type of process might be triggered if the Mall were to be designated.

Karana Hattersley-Drayton: Reiterated that the National Register does not freeze something in time but does make demolition more difficult due to the provisions and requirements of CEQA (depends on State or Local ordinances, etc.). Properties listed on the National Register can be changed. However, based upon the adopted local ordinance, such changes would be required to be reviewed by the Historic Preservation Commission. Therefore, listing often provides for a more thorough process but there are nuances.

Teresa Espana: Inquired what rights property owners who may not have been appropriately notified have.

Karana Hattersley-Drayton: Provided that the question is really a matter for the State. Clarified that all of the property owners have been notified by the

Downtown and Community Revitalization Department (DCR), but have not been notified by the State.

Elliot Balch: Further clarified that the notification to property owners, which were provided by DCR does not meet Federal requirements, which dictate that the State notify all property owners of interest. Other forms of notification do not qualify.

Don Simmons: Reopened discussion to the public.

Alan Allen: Clarified the provisions of the National Register process, which clearly states that those who do not object do not need to respond and that those who do object need to respond with a notarized letter. Therefore, any person who did not respond with an understanding that they are abstaining from a vote is actually voting, "yes". As a property owner, conveyed his wish to have an opportunity to speak with other property owners to make sure they understand these terms.

Karana Hattersley-Drayton: provided that efforts have been made to inform property owners of these terms but that the interpretation provided by Mr. Allen is correct.

Don Simmons: Closed public commentary and opened discussion back up to the Commission.

Chris Johnson: Acknowledged that the issue of the Mall is one of the most difficult Fresno has faced in a long time. The Urban Renewal Period actually resulted in a lot of destruction. The same era that brought the Mall also brought the demolition of the courthouse. Many people are therefore supportive of the Mall and what it stands for, especially the arts community. Opined that Gruen failed in his intent to create a unified design for downtown Fresno. Conveyed that part of the problem may be derived from the setting of the mall due to the fact that Garrett Eckbo rebelled against the Beaux Arts tradition as reflected by the Mall and its juxtaposition to the buildings that surround it. Acknowledged that Mr. Eckbo is a tremendously talented person and a "master" and that the design of the Mall is great as a park, but not necessarily as a mall for retail and business. Therefore, the Mall actually struggles to create its own sense of place with respect to downtown. Wished to address certain aspects of the nomination which he felt were lacking. Provided that while it is fine to focus on the talent of Mr. Eckbo, it is difficult to understand the complete context of the Mall and the buildings that surround it. Wished to clarify and understand how the boundary and historic context for the project were identified. Evaluation of context needs to extend beyond the Mall and address the history of the commercial core. The Commission is looking at a context in which consideration of the underlying history of change from "J" Street to Fulton Street, the introduction of street cars, and discussions related to the entire urban core of which this issue is a center of

focus are absent from the nomination. Therefore, a part of the difficulty is also consideration of how the Mall changed the setting for the adjacent historic buildings that we see today. Such consideration was never given at the time that the Mall was developed. The Area of Potential Effects (APE) presented within the nomination only looks at the Mall itself and does not consider the adjacent buildings or the bigger picture. There is no consideration of the history and period of significance for the related buildings adjacent to the Mall and how the buildings themselves are affected. One problem for the Mall and its viability is the lack of respect shown for the buildings at the time the Mall was designed. The Mall was originally approved with the intention of improving the economic situation of downtown. Therefore, to take economics out of the argument is short-sighted and the nomination needs to have a fair discussion of how the issue of significance is chosen and considered.

Molly Smith: Agreed to the complexity of the issue. Provided that the Mall has been a prominent feature, which has left a significant impression on many of Fresno's residents. Acknowledged that while she feels the Mall is eligible, the process does need more time to assure that all interested parties can have a more thorough discussion. Potential holes in the process are disconcerting.

Joe Moore: Inquired as to how much weight is given to contributing resources in a listing versus those that are determined as non-contributing or not specifically referenced within an application.

Karana Hattersley-Drayton: Provided that within a historic district contributors and non-contributors are sometimes treated the same. With respect to the issue of art, the process appears to have been more organic. Some of the art actually predates the Mall, but staff's understanding is that the art was always considered to be part of the overall design.

Joe Moore: Clarified his inquiry by asking whether if such elements (such as art) are cited within the application and nomination as the key features of the resources, then would changes that have a direct impact on those key features be perceived as being more detrimental to the resource than those changes, which may affect less prominent features (i.e., are the "key" features given a heightened level of consideration or priority).

Karana Hattersley-Drayton: Provided that the overall design is clearly called out as the key resource and that within the resource are features such as water elements, fountains, art, etc. Was uncertain as to whether one could separate the contributing elements from the overall integrated design.

Joe Moore: Acknowledged that many of the art pieces were selected and designed for their particular locations or sites on the Mall. Provided his philosophy as a preservationist in general, in that one has to do what one can, as best as he/she can today, to preserve what we have while maintaining

functionality and the ability to use properties and resources for the future (e.g., adaptive reuse). Provided that sometimes such a philosophy requires retaining character defining features while updating for the present day. Expressed taking exception to representations that nobody goes to the Mall except government employees who work downtown and that the Mall is a failure; the true failures were the decisions to allow successive northerly development to the detriment of downtown revitalization. Further provided opinion that revitalization of the Mall can probably occur both with traffic and without; much of the perception regarding vehicular traffic on the Mall has been utilized to explain a lot of issues, which are actually much more complex. Conveyed opinion that another difficulty with which the Commission is faced is the fact that there is not a great deal of appreciation in Fresno for Modernism. Agreed with Commissioner Johnson's comments related to context and expressed wish that the application was one for a historic district, including the Eckbo design as well as the buildings rather than as a single site. Also, conveyed that there has been no apparent argument as to why the Mall would not meet the required criteria for designation. Opined that the discussion and decision for the night is not one of vehicular traffic, economics, etc. Furthermore, conveyed that he is not convinced as to how a determination of eligibility would affect planning processes for preparation of downtown specific plans if the preparation of such plans already consider and evaluate the Mall as a potential historic resource. There are resources on the Mall that are important and need to be preserved but that does not prevent change. The bigger issue is how to deal with a resource to which there is known and assigned value. The CEQA and public process will identify the potential alternatives. Therefore, now is the appropriate time to make this decision before something may be lost. However, having flexibility to make changes is critical to viability.

Teresa España: Echoed sentiments of other Commissioners. Acknowledged the work of the applicants on the nomination and reminisced about visiting the Mall as a child. Also applauded work of City in preparation of a specific plan and expressed concerns over nomination before that process is completed. Expressed interest in modifying the application to consider the contextual elements iterated earlier by the Commission. Opined that the Mall does appear to meet the eligibility requirements for listing.

Don Simmons: Provided that while not a lifelong resident, the Mall does afford downtown residents an important feature for regular daily enjoyment. Furthermore, opined finding an interesting juxtaposition between the Mall design and the adjacent buildings. However, expressed that in his opinion the juxtaposition is a beautiful one. Expressed concern that if the Mall is not offered the protection called for, then Fresno may lose something unique to Fresno and downtown residents. Further opined that taking out a park and putting in a street seems backward from an environmental perspective. Conveyed that the notion that listing something as a historic resource freezes it in time or kills it is incorrect. Further failed to understand how nomination would be detrimental to

the preparation of downtown plans. Feels that the Mall does appear eligible under criterion "C" & "G" but that the contextual element does appear incomplete.

Molly Smith: Offered entertaining votes on separate issues. The first being the eligibility of the Mall; and, the second a determination of whether the Mall should be designated at this time.

Motion to find Mall as eligible to the National Register of Historic Places under Criterion "C" & "G"; as written. Seconded by Joe Moore. (Motion carried 4-1, Commissioner Johnson voting "no").

Don Simmons: Called to entertain a motion regarding whether the Mall should be nominated at this time.

Craig Scharton: Addressed questions as to how the nomination affects the preparation of the specific plan. Opined that many of the issues that have been experienced in the community in terms of planning have been due to a lack of context. Essentially, opposition arises to proposed projects based upon a variety of opinions and individual actions, which materialize. The recommendation of the consultant and the intent was to proceed with a process for the specific plan, which brings issues to the table early in a less opinionated and more informed way so that the results of the plan could provide direction and address many of the concerns that the Commission has now. Therefore, the feedback provided by the Commission is important to the process for the specific plan, which has been designed. When issues are taken out of the intended process and isolated, they create tension and thwart efforts for a community process that considers all options such that the community can move forward together in an organized and united manner.

Joe Moore: Inquired further about what the State process will be going forward.

Karana Hattersley-Drayton: Provided that the Commission is one, very important, component of the State consideration as to whether the Mall meets the National Register eligibility criteria (as well as the Mayor and property owners). Essentially, the Commission's determination will be formulated within a letter to the Mayor, who will then supplement that letter with one of her own opinion, and then both letters will be forwarded to the State Historical Resources Commission. The State will then consider all information and testimony and will make findings regarding the adequacy of the nomination. Then, contingent upon whether a majority of property ownership is represented as being in favor for, or against, the nomination, the nomination will proceed accordingly.

Joe Moore: Inquired as to who will make the final determinations respective to property ownership and opposition.

Karana Hattersley-Drayton: Conveyed that it is difficult to determine. The expectation will be that the Downtown and Community Revitalization Department will do its best to inform property owners and the State will proceed according to its own regulations.

John Fox: Wished to confirm that according to the United States Code the Commission is required to make a recommendation as to the nomination itself and not just a finding regarding whether it meets the criteria.

Elliot Balch: Wished to clarify that if a majority of property owners object to the nomination, then the objection cannot be appealed.

Chris Johnson: Motioned that the Commission not recommend the Fulton Mall for nomination at this time. Seconded by Don Simmons.

Joe Moore: Recommended amendment to the motion to consider the application as a District including the Mall and surrounding properties. (Amendment not accepted).

(Motion carried 5-0).

Joe Moore: Motioned that the Commission include within its letter a statement indicating that the Commission supports treating the Mall in its overall context as a potential historic district; and, including the historic buildings surrounding the Mall, in order to recognize an alternative path, which the Commission may feel is better suited to the present circumstances.

John Dugan: Recommended that the Commission give deference to the specific planning process.

Karana Hattersley-Drayton: Clarified that there is a difference between determining whether something meets the criteria versus determining whether it should be nominated.

Craig Scharton: Clarified that the consulting team is not taking a position on this topic.

Molly Smith: Agrees that something should be added to the letter to clarify why the Commission is taking the position for which they voted, but not sure that it is in the best interest to impede flexibility through specific reference to nomination as a district.

Joe Moore: Amended motion to recommend treatment of the Fulton Mall with respect to its overall historical context and within the current Fulton Corridor Specific Plan process. Motion seconded by Teresa Espana. (Motion carried 5-0)

VII. CHAIRPERSON'S REPORT

A. None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission: None
B. Staff: None
C. General Public: None

IX. Next Meeting: April 26, 2010 at 5:30 pm.

X. Adjournment

The Meeting was adjourned at 8:05 PM.

Respectfully submitted,
Will Tackett, Planner III
Recording Secretary

Attested to:

Don Simmons Ph.D. Chair

Karana Hattersley-Drayton
Secretary



HISTORIC PRESERVATION COMMISSION

Draft Meeting Minutes of November 15, 2010

I. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

Patrick Boyd
Sally Caglia
Teresa España, M.A.
Christopher Johnson AIA
Joe Moore
Don Simmons, Ph.D.
Molly LM Smith (arrived late)

Commissioners Absent

None

Staff for the City of Fresno

Kevin Fabino, Planning Manager (Secretary to the Commission)
Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
John W. Fox, City Attorney's Office (Legal Counsel to the Commission)
Will Tackett, Development and Resource Management Dept (Planning Advisor)
Joann Zuniga, Development and Resource Management Dept (Recording Secretary)
Mark Scott, City Manager's Office
Nicole Zieba, City Manager's Office

II. APPROVE MEETING MINUTES

Chair Don Simmons called for approval of the meeting minutes of August 23, 2010, and October 4, 2010. **Commissioner Sally Caglia** moved for approval of the minutes, second by **Commissioner Patrick Boyd**; the motion carried (M/S/C, 6 yes, 0 no, 0 abstention, 1 absent—Smith). Minutes were approved and filed as submitted.

III. APPROVE AGENDA

Chair Don Simmons asked if there were any comments or changes to the agenda. **Karana Hattersley-Drayton** requested Agenda Item VI, Matters A and B, precede Continued Matters; stated Item VI-A was a status report on the Helm Home and the applicant had requested consideration of it being heard first on the agenda; stated staff recommended Commission Item VI-B also be considered before Continued Matters.

Chair Don Simmons entertained a motion for approval of the modified agenda. **Commissioner Sally Caglia** moved for approval of the modified agenda, second by **Commissioner Joe Moore**; the agenda was adopted (M/S/C, 6 yes, 0 no, 1 absent—Smith).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

(Molly LM Smith arrived.)

V. CONTINUED MATTERS

A. Approve minutes for June 28, 2010 (continued from October 4 and 25, 2010)

Commissioner Sally Caglia moved for approval of the June 28, 2010, meeting minutes, second by Commissioner Patrick Boyd; the motion carried (M/S/C, 6 yes, 0 no, 1 abstention--Johnson). Minutes were approved and filed as submitted.

The Chair called for disclosure by Commission members pertaining to matters on the agenda that the Commission would be considering at this meeting; there were none.

B. Review and Comment on City of Fresno Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plan Draft Environmental Report, SCH No. 2008031002, October 7, 2010, pursuant to Fresno Municipal Code Section 12-1606(b)(5)(6)(7)

Planning Manager **Kevin Fabino** gave an overview of the proposed Fresno Roeding Regional Park Master Plan and the Fresno Chaffee Zoo Facility Master Plan; requested review and comments from the Historic Preservation Commission for inclusion in the EIR response to comments; stated all Commission comments would be forwarded to the consultant working on the project.

Commission members' comments included the following: the proposed high speed rail corridor's close proximity to the park; concern about number of trees proposed for removal, the relocation of trees/tree groves; concern for the preservation and protection of as many historic trees in the park as possible, propagation of new trees from seedlings of historic trees; rendering of park improvements was just a rendering; finding of less than significant with the relocation of trees was confusing because the trees would be different than what existed today, would not be the same; other areas of the park were more suitable for zoo expansion, asked about the rationale for the proposed location of the zoo expansion within the park; park proposed historic district; urged the existing footprint within the Roeding Park be used for renovation, that areas being encroached upon and areas to be expanded encroach upon park space; questioned mitigation less than significant with a totally new park entrance location; asked what was the status of designated historic structures/buildings within the park such as the bandstand, zoo administration building, and that the mitigation measure mentioned respecting historic sites and asked what did that mean, did "respect" mean "protect"; the notion of reuse and relocation of historic features, certain historic land features couldn't be relocated; zoo belonged to the entire community, strong part of Fresno, the Roeding Park and Chaffee Zoo were symbolically linked and needed to be kept together, there were ways to work together to make the zoo the best in the State; with the Measure Z

initiative, asked if people understood the development plan and the loss of green space within the park; asked would the final design be reviewed by the Commission; asked what came first, historic district or expansion plan.

The Chair opened the hearing for public comment.

Richard Harriman, representing Friends of Roeding Park and Roeding Family, asked would the Historic Preservation Commission and City Council be reviewing individual permits for proposed demolition of structures within the existing zoo footprint or would demolition of structures be approved through the Final EIR; stated he would not be speaking at this meeting, and introduced Ms. Chris Pattillo and Messrs. George Roeding and Bruce Roeding who would be speaking.

Chair Simmons stated questions would be gathered and collectively answered by staff; stated any exhibits would need to be presented to staff and introduced into the record of the meeting. **Commissioner Joe Moore** requested that the question by Mr. Harriman be amended to reflect the word "resources," demolition of resources.

Chris Pattillo, 5908 Harvard Drive, Oakland, a licensed landscape architect for over 30 years, stated she was asked to assess Roeding Park to determine its worthiness and prepare documentation; stated the 18-acre zoo was proposed to double in size by the addition of 21 acres, which left over 100 acres of the historic park intact; stated the proposed zoo expansion would have an impact on the park and presented a map depicting those changes and stated the map illustrated that the entire park would be impacted by the proposed zoo expansion; stated the Roeding Park, as presently known, would be irrevocably transformed; stated respect for the consultants who prepared the historical resources assessment, but there were questions regarding the accuracy of their findings and the effectiveness of their proposed mitigations; disagreed with their claim that the construction of two new peanut-shaped ponds separated by a 70- to 80-foot long new entry road qualified as accurate mitigation for the destruction of the existing peaceful oasis of the chain of lakes, footpaths, simple wood bridges all shaded by a continuous canopy of nearly 100 year old trees; stated Mitigation Measure 1 asserted with the construction of the two newly created ponds, the "impact to the historic district would be avoided" and believed that statement to be erroneous; disputed the finding of Mitigation Measure 2 that moving the existing zoo into the far northwest corner of the park and reconditioning it as part of a maintenance yard would enable it to "retain its status as a contributor to the historic district" and did not believe that was true; stated the changes proposed for the West Belmont Avenue entrance appeared to be dramatic and recommended the Commission request a statement of the facts upon which the consultant based their conclusion that these changes were "less than significant" and no mitigation required; stated Roeding Park was more than just a well loved community park, it represented a significant and unique example of our State and Nation's cultural and horticultural heritage; stated the weight of the Commission's decision carried in this decision and urged the Commission to question the findings of the consultants and to request analysis of the significant impact to the historic features of the park; urged the Commission to request avoidance of impacts by asking that they keep the proposed project within the current footprint of the zoo.

George Roeding III read into the record a statement requesting continuance to provide time to review the Draft EIR and provide comment by the end of the prescribed public comment period.

Jean Chaffee, 5647 North Prospect, Fresno, stated she and her family had a long history with the Roeding Park; thanked the Roeding family present at the meeting for their great contribution; stated she and her late husband, Dr. Paul Chaffee, had a great interest in the zoo and its history and also the park; stated Mr. Roeding had a great interest in the zoo and started it, and by the time he left Fresno in the 1920s there were about 75 different species at the zoo; stated Mr. Roeding understood that the zoo was an attraction for the citizens and they came to enjoy the park and to visit the zoo; stated over the years the zoo had contributed more trees and planting, Dr. Chaffee believed landscaping was an attraction for the people; stated from photographs taken in the 1970s and in the 1990s there had been a significant difference in the growth of the trees within the zoo area as opposed to the park area; stated people throughout the valley were 100 percent in support of the zoo expansion; stated visiting the zoo was a family outing and a star attraction for Fresno.

Janet Moore, 720 East Cambridge, stated during the Measure Z campaign many people did not have the facts and were not aware there would be an expansion; Measure Z was not clear about its impacts to the park; Measure Z was popular and well financed; appalled at what the actual plans would do to the park; Fresno had one of the lowest amount of park space per capita of any city in the United States and what was proposed would further reduce the park space; implored the Commission to look at what the proposed zoo expansion would do to the open park space; recommended the park stay intact and trees preserved.

Morrie Pivovarovff, 15330 West Olive, Kerman, stated there was currently a balance at the park; stated to take away from the park for the proposed zoo expansion would offset that balance; stated there was much that could be done to upgrade the zoo without losing park space and removing the ponds such as moving the maintenance facility on the north end of the zoo to the area abutting State Route 99 and expand the zoo into that area; stated the ponds could never be replaced and moving the entrance to Golden State would not improve the park; requested that the park not be destroyed by what was proposed, but keep the park intact.

The Chair closed the public hearing.

Commissioner **Joe Moore** thanked staff and all those who testified; the project was a labor of many years and efforts by the supporters of the zoo, the park, and zoo expansion; stated as it grows and evolves, it would become an even greater resource that would draw people from all over to enjoy; asked was this the best solution, the zoo expansion balanced with preservation; stated an interest in seeing what were the other alternatives and to look at less sensitive areas of the park; stated the Belmont Avenue entry was important; stated it raised questions about impact and could the impacts be mitigated; excited to move forward and the potential for the park and zoo.

Chair Don Simmons agreed with Commissioner Moore; stated that the City could do better than this; there should be a balance and shouldn't have to choose between a great park and great zoo; preserving great gem; can have both but work still needed to be done, not yet there with best alternative. **Commissioner Sally Caglia** concurred.

[Commission Items were considered before Continued Matters on the agenda.]

VI. COMMISSION ITEMS

A. Presentation by the Fresno Housing Authorities on the status for abatement of Code violations with time line for the Helm Home, 1749 L Street (HP No. 112).

Joe Guagliardo, residing at 5414 East Pitt, Fresno, consultant representing the Fresno Housing Authorities on the Helm Home project, reported on the status of the Helm Home and the restoration efforts underway; introduced Scott Vincent; stated Scott Vincent and structural engineer Richard Bittikofer had been retained by the Housing Authorities to assist in the preparation of the stabilization and rehabilitation plan for the Helm Home, which was in progress; stated they anticipated having the initial report within six weeks and would provide the full stabilization plan and adaptive reuse plan to the Commission at that time.

Scott Vincent stated the first thing they would be doing would be to expose some of the structural system in the second story front corner bay window, which was sagging; stated it was thought that the failure of the window was pulling the unreinforced masonry apart causing it to fall away, which created potential for water damage; their recommendation would be to re-stabilize the structural system of the bay window, which would close the gap in the masonry; looking at a new system of fiberglass reinforcing masonry, which would tie the masonry together without there being a thick layer that would cause problems with the existing finishes; stated they were asked to remove some of the later additions to the structure that did not add value to the home and were causing problems to other parts of the building and that would be done; met with city building officials and main concern was stabilization of the structure; stated they were in the process of finalizing what the use of the structure could be; stated they were wanting to stabilize and renovate the exterior of the structure; stated a certificate of occupancy would not be released until interior renovations were completed and building ready for habitation.

Commissioner Joe Moore asked about the building's flashing issues; asked about site security. **Scott Vincent** replied the flashing issues were because some of it had been removed or flashing installed improperly and that would be part of the restoration plan; stated all of the building's issues would be addressed in the plan; stated for security, the property had been fenced and people were checking on the property on a regular basis.

Karana Hattersley-Drayton asked how was the roof secured, was it weather tight in case of rain. **Joe Guagliardo** stated they had not yet determined how weather tight the roof was; shared her concern about maintaining integrity from water damage; stated they

Chair Don Simmons agreed with Commissioner Moore; stated that the City could do better than this; there should be a balance and shouldn't have to choose between a great park and great zoo; preserving great gem; can have both but work still needed to be done, not yet there with best alternative. **Commissioner Sally Caglia** concurred.

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were reluctant at this point to cover the roof such as with plastic, which was not a desirable approach; stated their hope was to have Scott Vincent's report to get a handle on the situation. **Scott Vincent** stated determination of what remedial action needed to be taken would be based on investigation of the property.

Chair Don Simmons stated the fence did not circle the garage and asked were there plans to secure the garage. **Joe Guagliardo** responded that they were in the process of realigning the fence to incorporate the garage into the fence perimeter for better security of the property.

Commissioner Patrick Boyd was looking forward to seeing the stabilization and adaptive reuse plans. **Commissioner Sally Caglia** concurred. **Scott Vincent** stated he was confident that in January there would be a plan that sustains viability of the building for the long term.

Scott Vincent stated in December the property would undergo some structural demolition to better assess where damage had occurred. **Karana Hattersley-Drayton** asked for clarification of the type of demolition that would occur. **Scott Vincent** stated it would be obtrusive testing such as the removal of floorboards done by the general contractor who had the skill to do such work; stated he would be reporting back his findings to the Commission in January. **Karana Hattersley-Drayton** stated a demolition permit would not be necessary to do the testing.

B. Consider eligibility of the following properties to the Local Register of Historic Resources pursuant to Fresno Municipal Code Section 12-1607 and Section 12-1609.

- 1. Firestone Sales and Service Center, 1502 Fulton Street (APN: 466-145-04)**
- 2. 1520-1526 Fulton Street (APN: 466-145-05)**
- 3. 1540 Fulton Street (APN 466-145-06)**

Karana Hattersley-Drayton stated the City of Fresno became, by default, the owner of the entire block, Historic Block 88, on the old city grid; two of the six buildings on that block were currently designated buildings—the Fresno Met/The Fresno Bee and the PG&E/former Theater 3; stated the City was very interested in the potential for development of this block, at this time there was no project, but the City needed to know how to proceed; stated the two historic buildings absolutely needed to be protected, preserved, and adaptively reused; the City Manager asked staff and the Historic Preservation Commission to evaluate whether any of the other four buildings may have potential historic value; showed on the 2005 aerial map where the properties were located in relation to one another.

Karana Hattersley-Drayton stated the Firestone Sales and Service Center at 1502 Fulton Street was built in 1934, it was the oldest of the four buildings, the steel beams were strengthened in 1943, it was in use as a garage and service center at least into the 1960s; immediately north were two buildings at 1520 to 1526, 1520-1524 was constructed in 1954 and right north of that was a narrow building that by 1948 had been

subdivided with two businesses, definitely an earlier part of that from 1920; showed a 1948 Sanborn Fire Insurance Map that depicted the 1502 Fulton building, the garage and immediately north a vacant parcel with a little tiny store, and north of that 1534 Fulton with a partial building; the building at 1540 Fulton was constructed in 1957, it was the newest of these buildings, a little bit different from the three to the south, had a slight setback of the façade from the sidewalk and was immediately adjacent to Theater 3, (Historic Property #164); showed a 1963 Sanborn Map with that whole side of the block of Stanislaus and Fulton filled in with various parcels.

Karana Hattersley-Drayton stated that in 2006 the City, in tandem with three other agencies, commissioned a historic survey of what was called the Arts Culture area in downtown Fresno; the four nondesigned buildings on this block were evaluated by the consultants Urbana Preservation and Planning; stated none of the four buildings was found eligible to the Local Register; the consultants called out several small potential historic districts, including a Thematic Automotive historic district, which would have included the Parker Nash Building that was already on the Local Register and the 7 building Fulton Street Commercial historic district.

Karana Hattersley-Drayton stated that in 2006 in two separate meetings of the Historic Preservation Commission the survey was presented to the Commission; on June 5, 2006, the Commission voted 5-0 to accept the survey, reserving the right to adopt actual findings on a project-to-project basis; at that same meeting the Commission reviewed the consultant's recommendation on two blocks and, as part of that evaluation, on a 5-0 vote the Commission found that the proposed Fulton Street Commercial historic district did not have enough historic significance to warrant designation.

Karana Hattersley-Drayton stated the City was proposing to demolish some or all of these four nondesignated buildings in part due to structural deficiencies, asbestos, lead paint, and mold in all of the buildings; stated under the 2025 Fresno General Plan, Policy G-11-c, every single demolition permit that comes in legally over the counter was reviewed by staff, and when appropriate, those demolition permits were reviewed by the Commission; stated if the building was not a designated historic resource, the Commission did not have authority over the property owner.

Karana Hattersley-Drayton stated the recommendation of staff was concurrence with the earlier findings of the consultants that none of the four buildings were individually eligible for the Local Register of Historic Resources, those buildings being 1502, 1520-1526, 1540 Fulton Street.

Chair Simmons asked the Commissioners if they had seen the buildings; all responded yes. The Chair called for Commission conflicts of interest or disclosures; there were none.

Commissioner Teresa España stated the building at 1540 Fulton had been used for office space by the Fresno Metropolitan Museum and recommended the building be retained by the City.

Karana Hattersley-Drayton stated based on research conducted for listing, the building did not meet the threshold for local listing, however it was adjacent to Theatre 3 and there was some concern about taking down the building and having Theatre 3 completely exposed; stated the building at 1540 was the newest of the buildings being considered and was usable. **Commissioner Teresa España** concurred.

Commissioner Joe Moore asked if the buildings were connected in any way, any passages, and doorways. **Karana Hattersley-Drayton** stated from the physical evidence, no; the buildings were constructed at different times, and were distinct with maybe six inches between each building.

Commissioner Chris Johnson stated it was an ongoing dilemma regarding surveys, adopting versus accepting surveys; stated he would like to revisit the entire issue again and get surveys adopted; stated not addressing the Automotive District; stated he had completed some historic survey work for the library when it was considering locating in this area; stated the buildings being considered were common and concurred with staff; stated he had questions regarding the Firestone Building at 1502 Fulton, and stated there was no finding of why the building did not appear to be eligible on the DPR survey form; asked why the building did not fit the Modern building typical of the era when it was built; stated in the recent downtown planning process by consultants Moule & Polyzoides, the Firestone building was rendered as a possible reuse, but he did not know what the historic consultant thought, and Urbana did not give any detail why it did not think the Firestone building was significant.

Karana Hattersley-Drayton stated her belief that there was a difference between a property that was individually eligible to the Local Register and a property that could contribute to a proposed historic district; regarding adopt versus accept, stated five years ago there was incredible response from the community about the survey and the sentiment that the threshold for listing by the consultants was too low; the City adopted a policy to accept the findings of the survey and adopt projects as they came forward; stated the Firestone building was not in good condition, there were structural issues, did not see its architecture or association as historically significant.

Commissioner Chris Johnson stated historic districts were important to him; stated the Firestone building was a Modern building and did not believe it had thoroughly been vetted in either this document or those before it; stated more surveys would be conducted for downtown and was concerned about this building; stated as the Commission moves into a era of reviewing Modern buildings, the Firestone building was a modern building with a unique use; stated Commissioner Joe Moore had a rendering for its reuse in the district; would not like to see the City not look at the building in more depth for reuse because the Commission stated it did not meet the threshold for Local Register; stated the Firestone building was architecturally interesting and still maintained its integrity for its intended use; stated he did not have the evidence to make a finding either way, believed issues were missed, and he did not want to miss an opportunity especially when the downtown consultant believed there was value in the building for adaptive reuse; stated he was not as concerned with the other buildings as he was with the Firestone building.

Commissioner Joe Moore stated there was a rendering of the Firestone building from the 1989 Ratkovich Plan and it was to have been an anchor for what they were calling the "Bright Lights District" in that renovation scheme.

Commissioner Molly LM Smith was concerned about the impact that removal of the building at 1540 Fulton, next to Theatre 3, would have on the historical context of Theatre 3; and that its removal would expose the historical property of Theatre 3 to elements. **Karana Hattersley-Drayton** responded that in the 1948 Sanborn Map, there was nothing next to Theatre 3 but a vacant lot and noted that exposure to elements if Theatre 3 were to become surrounded by vacant property would be a concern.

Firestone Sales and Service Center, 1502 Fulton Street (APN: 466-145-04)

Commissioner Sally Caglia commented that when she walked around the Firestone building she noted issues of deterioration but that the bones of the building—the trusses and structure-- still had integrity; concerned about the boarded up office and possible contamination and asked had that been researched. **Kevin Fabino** stated the condition of the building had been evaluated, which was different than the issue of the building's integrity; stated the City Manager's office was present to answer questions.

Commissioner Molly LM Smith requested the Firestone Sales and Service Center be looked at further; agreed with Commissioner Chris Johnson that it was a great building and would like to know why it did not meet the threshold for architecture; requested this matter undergo further review and return to the Commission at its next meeting.

Nicole Zieba, Deputy City Manager, stated the City Manager asked the Development and Resource Management Department to look at the properties to see if they were eligible for the Local Register; stated with the unfortunate demise of the Met Museum, the City took ownership of the properties; stated staff did a walkthrough of the buildings and was shocked at their condition, none of which was in good condition, all had mold, asbestos, lead; stated in looking at the block and what to do with the properties, the City knew it wanted to rehabilitate, restore, and reuse historic Theatre 3, and was committed to ensuring that Theatre 3 be preserved and reused; stated because the other buildings were in such poor condition, it would not be feasible to sell the properties with the buildings standing; stated the City had already taken a loss on the properties, and potentially bare dirt without the buildings would have greater resale value; stated the City was looking at whether or not the Firestone building could be reused and that it was not a foregone conclusion that it would be demolished; the City wanted the Commission to determine eligibility of the buildings before it took any action; requested the Commission's determination at this meeting so that the City could move forward on these properties.

Commissioner Chris Johnson stated the City was moving into a new era of preservation with Modern buildings; asked if the City was securing the properties such as fencing to deter acts of vandalism. **Nicole Zieba** responded that the City was looking at various security options. Commissioner **Chris Johnson** expressed concern that

there was not a clear indication of the properties surveyed; stated in the Urbana survey, details were lacking or missed, or items such as a building's architecture was not mentioned; stated he would like to look at the Firestone building further and understand it better before Fresno loses something as dynamic as the Firestone building, or that could be dynamic as part of development; stated tearing down buildings to have vacant parcels for resale had not been a successful revitalization technique for downtown Fresno.

Commissioner Sally Caglia asked what vision the City had for the subject properties if it were to be vacant land. **Nicole Zieba** stated they did not have specifics for that but that the Mayor had been clear in her vision that it would maintain its place in the Cultural Arts district; stated the City was very selective of the tenants locating in the Met building.

The Chair called for public comments.

Steve Weil, 586 West Barstow, stated in concert with Commissioner Johnson there was a rendering of a classic car reuse of the building; stated there was a color scheme on a map depicting buildings being considered in the historic survey that would be done for downtown as part of the proposed Fulton Corridor Specific Plan; stated on the map, the consultant identified the building as being worthy of historic investigation; suggested that whatever the consultant, in concert with the Downtown and Community Revitalization Department, discovered in its historic investigation should be brought forward to the Historic Preservation Commission.

The public hearing was closed.

Commissioner Joe Moore recommended more research be conducted on the Firestone building; stated in the Urbana report no architects were noted and architects in that area had been called out in The Fresno Bee; stated there might be more information on this building than what the Urbana report called out; found a rendering of the Firestone building from the proposed downtown plan.

Commissioner Chris Johnson requested information from HRG consultants working on the proposed downtown plan be provided to the Commission.

Commissioner Molly LM Smith moved that the Firestone Sales and Service Center at 1502 Fulton be continued in order to conduct more research and that information be provided to the Commission at the meeting in December; the motion was seconded by **Commissioner Joe Moore**; motion carried (m/s/c, 7 yes, 0 no, 0 absent).

1520-1526 Fulton Street (APN: 466-145-05)

Commissioner Molly LM Smith moved for approval of the staff recommendation that the buildings at 1520-1526 Fulton Street were not eligible for listing on Fresno's Local Register of Historic Resources, second by **Commissioner Patrick Boyd**; motion carried (M/S/C, 7 yes, 0 no, 0 absent).

1540 Fulton Street (APN 466-145-06)

Commissioner Molly LM Smith moved for approval of the staff recommendation that the building at 1540 Fulton Street was not eligible for listing on Fresno's Local Register of Historic Resources, with the caveat that the City be encouraged to maintain and adaptively reuse the building in order to keep the context of the adjacent listed historic resource intact, second by **Commissioner Teresa España**; motion carried (M/S/C, 6 yes, 1 no--Simmons, 0 absent).

VII. CHAIRPERSON'S REPORT

- A. HPC's Annual Report for Fiscal Year 2010.** **Chair Don Simmons** requested the Commissioners submit to him information such as the activities of the subcommittees for inclusion in the Annual Report to the City Council.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B. Staff

1. **2010 Mayor's Historic Preservation Awards and Commission Annual Report, December 16, 2010, 10:30 a.m.** **Karana Hattersley-Drayton** stated the nominations for the 2010 reservation awards had been forwarded to Mayor Swearingin for approval.

C. General Public

Steve Weil requested information on the high speed rail proposal.

IX. NEXT REGULAR MEETING

The next meeting of the Commission: December 13, 2010

X. ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Joann Zuniga

Approval Date: February 28, 2011

Attested to:

Don Simmons Ph.D., Chair

Kevin Fabino, Secretary



HISTORIC PRESERVATION COMMISSION

Draft Meeting Minutes of December 13, 2010

I. CALL TO ORDER

Chair Simmons called the meeting to order at 5:32 p.m. Roll call was given.

Commissioners in Attendance

Patrick Boyd
Sally Caglia
Teresa España, M.A.
Christopher Johnson AIA
Joe Moore
Don Simmons, Ph.D.
Molly LM Smith

Commissioners Absent

None

Staff for the City of Fresno

Kevin Fabino, Planning Manager (Secretary to the Commission)
John W. Fox, City Attorney's Office (Legal Counsel to the Commission)
Joann Zuniga, Development and Resource Management Dept (Recording Secretary)
Nicole Zieba, City Manager's Office

II. APPROVE MEETING MINUTES

None.

III. APPROVE AGENDA

Chair Don Simmons noted on the record that **Karana Hattersley-Drayton**, Historic Preservation Project Manager, was unable to be at tonight's meeting due to the death this past weekend of her mother. Chair Simmons asked if there were any comments or changes to the agenda. Seeing none, **Chair Don Simmons** entertained a motion for approval of the agenda. **Commissioner Molly LM Smith** moved for approval of the agenda, second by **Commissioner Patrick Boyd**; the agenda was adopted (M/S/C, 7 yes, 0 no, 0 absent).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. CONTINUED MATTERS

A. Consider eligibility of the Firestone Sales and Service Center located at 1502 Fulton Street (APN: 466-145-04) to Fresno's Local Register of Historic Resources pursuant to Fresno Municipal Code Sections 12-1607 and 12-1609.

Staff presentation was given by Kevin Fabino; stated the Commission had asked staff at the November 15 meeting to research who was the architect for the building and address the rendering of building from a more recent study of the downtown by the consultant for the proposed downtown plans currently in progress; in a PowerPoint presentation, the building was described and current pictures of the site were shown; stated staff could not find a citing of who the architect was for the building; stated from a rendering of the building, it could be arguably salvaged for reuse, but it raised the question did the rendering actually preserve the character defining features of the building.

Commissioner Joe Moore asked for clarification from the staff report that there had not been an architect identified as the designer for the building, not that the architect was not of significance. **Kevin Fabino** clarified that because there was no architect identified specific to the building, staff concluded that there was not a significant architectural evidence of what the building could or could not have been.

Chair Don Simmons asked staff could this building be a contributor to the proposed automotive district or was it outside of those boundaries. **Kevin Fabino** responded staff reviewed whether or not the building could be a contributor in that location, and staff concluded that as the building currently stood, it was not a contributor.

Commissioner Chris Johnson asked would the consultant for the proposed downtown plans be providing a mapping of the potential historic resources for the Commission to reference; asked specifically what was the position of HRG related to the Firestone building; stated the property was a potentially eligible resource and the map and information from HRG would be helpful to the Commission; questioned why any tear-down was being considered while the downtown historic surveying was underway; stated this would be one of the buildings HRG would be surveying; concerned that the building would be looked at and was located on a significant piece of property; important to the Commission to proceed cautiously in the area to be looked at and this building would be one of 300 surveyed; stated the construction company that built the structure was important at the time.

Commissioner Sally Caglia asked had staff researched the records on Michel and Pfeffer Iron Works in San Francisco, a company from the 1920s that offered pre-fab auxiliary buildings and listed a super building plan for a corner site that would include services clustered around an island pavilion, which described what was the Firestone Sales and Service Center. **Kevin Fabino** stated staff purchased several reference books and researched the archives to try to uncover historical information about the subject.

Commissioner Molly LM Smith stated there was still more questions and recommended the issue be tabled until the next meeting. **Kevin Fabino** stated the City, as the applicant, wanted to move forward as quickly as possible and recommended the Commission take action on the issue.

The Chair called for public comment. There was none.

Commissioner Joe Moore asked for insight on the rendering of the building and its adaptive reuse. **Juan Gomez** of the consultant firm of Moule and Polyzoides (present at the meeting for Item VI-A) responded that HRG historical analysis was forthcoming; stated the consultant firm looked at properties that could transform the downtown.

Commissioner Joe Moore stated when John Powell did his preliminary survey during the 1980s he called out the Firestone building as a potential historic resource, but the Urbana report disagreed; stated given its association with Truitt and Shields, its association with the Firestone Company, the visit by the son of Harry Firestone to the site for its opening, and its relative integrity to its period of significance, it was significant to nominate.

Commissioner Joe Moore moved to recommend that the Council find the Firestone Sales and Service Center be nominated to the Local Register of Historic Resources, second by **Commissioner Sally Caglia**; the motion carried (M/S/C, 7 yes, 0 no, 0 absent).

VI. COMMISSION ITEMS

A. Presentation by Downtown and Community Revitalization staff and consultants on the status of the Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan.

Elliott Balch gave a brief update on planning for the downtown neighborhoods and the Fulton corridor currently underway in partnership with the consultant firm of Moule and Polyzoides.

B. Consider eligibility of the Fresno Unified School District Maintenance and Warehouse Building located at 717 South Seventh Street to Fresno's Local Register of Historic Resources pursuant to Fresno Municipal Code Sections 12-1607 and 12-1609.

Staff presentation given by **Kevin Fabino**; briefly reviewed the project site and discussion held at the November 15 meeting.

The Chair called for public comment.

Scott Vincent, 1500 West Shaw, architect for the project working with project developer AMCal, reiterated and clarified information from the November 15 meeting.

There was a lengthy discussion by the Commission with Scott Vincent regarding the financial analysis given in the staff report.

The public hearing was closed.

Commissioners reiterated belief that the building's architecture and character merit significance, its brickwork and placement of windows were significant, that Allied Architect was prominent, it was a WPA project in Fresno, that in 2006 it stood with significance but since that time there had been pigeon damage to the building and had incurred fire

damage; stated fire did not cause the damage but clogged drains caused damage to the roof.

Commissioner Joe Moore acknowledged economic hardship but stated the matter before the Commission was whether or not the resource was eligible for nomination; stated in 2006 the Historic Preservation Commission took the position that it met the standard and believed it still met the standard for nomination.

Commissioner Chris Johnson stated the character defining features were intrinsic to the building; stated the building was significant and needed to be taken care of; stated the features of the building that were important still existed; recommended the City to fix the roof and move forward; stated uncertainty of the burden of the developer to make it happen without more resources, more input to adaptively reuse the building; stated the economic part of the issue was difficult, but the historical aspect was clear; quoted what Commissioner Molly LM Smith had stated in 2006 that the building was truly "a stellar example of architecture that needed to be preserved" and that "a double piece of architecture could be a transitional piece."

Commissioner Chris Johnson moved to recommend that the building be nominated to the Local Register of Historic Resources, second by **Commissioner Patrick Boyd**; the motion carried (M/S/C, 7 yes, 0 no, 0 absent).

C. Status Report on Environmental Studies for the High Speed Rail Project.

Kevin Fabino requested a postponement of the status report on the environmental assessment studies underway for the High Speed Rail project; Commission consented to continue the matter.

D. HPC's Annual Report to the City Council for Fiscal Year 2010

Chair Don Simmons called for adoption of the Annual Report of the Historic Preservation Commission for Fiscal Year 2010; stated once it was adopted, the signature from each Commissioner would need to be gotten. **Commissioner Molly LM Smith** moved to adopt the Annual Report for Fiscal Year 2010, second by **Commissioner Sally Caglia**; motion carried (M/S/C, 7 yes, 0 no, 0 absent).

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

B. Staff

1. 2010 Mayor's Historic Preservation Awards and Commission Annual Report, December 16, 2010, 10:30 a.m.

Kevin Fabino stated the Historic Preservation Awards would be presented on December 16, 2010, at the City Council meeting; stated on behalf of Karana Hattersley-Drayton this was an exciting, eventful presentation; thanked Karana Hattersley-Drayton for all her efforts.

Chair Don Simmons reminded the Commissioners of the Annual Report of the Historic Preservation Commission at the City Council and recommended all the Commissioners join him at this meeting on December 16, 2010. .

C. General Public

IX. NEXT REGULAR MEETING

The next meeting of the Commission: January 24, 2011

X. ADJOURNMENT

The meeting adjourned at 7:06 p.m.

Respectfully submitted,

Joann Zuniga

Approval Date: February 28, 2011


Attested to:

Don Simmons Ph.D., Chair

Kevin Fabino, Secretary

February 28, 2011

APPROVED BY

FROM: KEVIN FABINO, Planning Manager 
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON 
Historic Preservation Project Manager

SUBJECT: CONSIDER APPROVAL OF REQUEST BY THE PROPERTY OWNER TO
DESIGNATE THE FRANK AND MAY DRIVER HOME LOCATED AT 129 N.
COLLEGE AS A HERITAGE PROPERTY AND ADOPT FINDINGS NECESSARY TO
SUPPORT DESIGNATION PURSUANT TO FMC12-1612

RECOMMENDATION

Staff recommends that the Historic Preservation Commission designate the Frank and May Driver Home as a Heritage Property pursuant to FMC 12-1612 as an excellent example of working class housing which has architectural character.

EXECUTIVE SUMMARY

The Redevelopment Agency of the City of Fresno has requested that their property located at 129 N. College Avenue be considered for designation as a Heritage Property pursuant to FMC 12-1612. The one-story neoclassical cottage was constructed circa 1902 in the Elm Grove Addition. The home was included in the *North Park Area Historic Context and Property Survey Report* (2008) and was found to be a "good example of its architectural style at the local level" and worthy of "special consideration for planning purposes." City staff reevaluated the property in February 2011 and concurs that the Frank and May Driver is worthy of special consideration as an excellent example of working class housing from the early 20th century. In particular, the articulation at the cornice is particularly striking and the home appears to meet the definition of a heritage property as a "resource which is worthy of preservation."

BACKGROUND

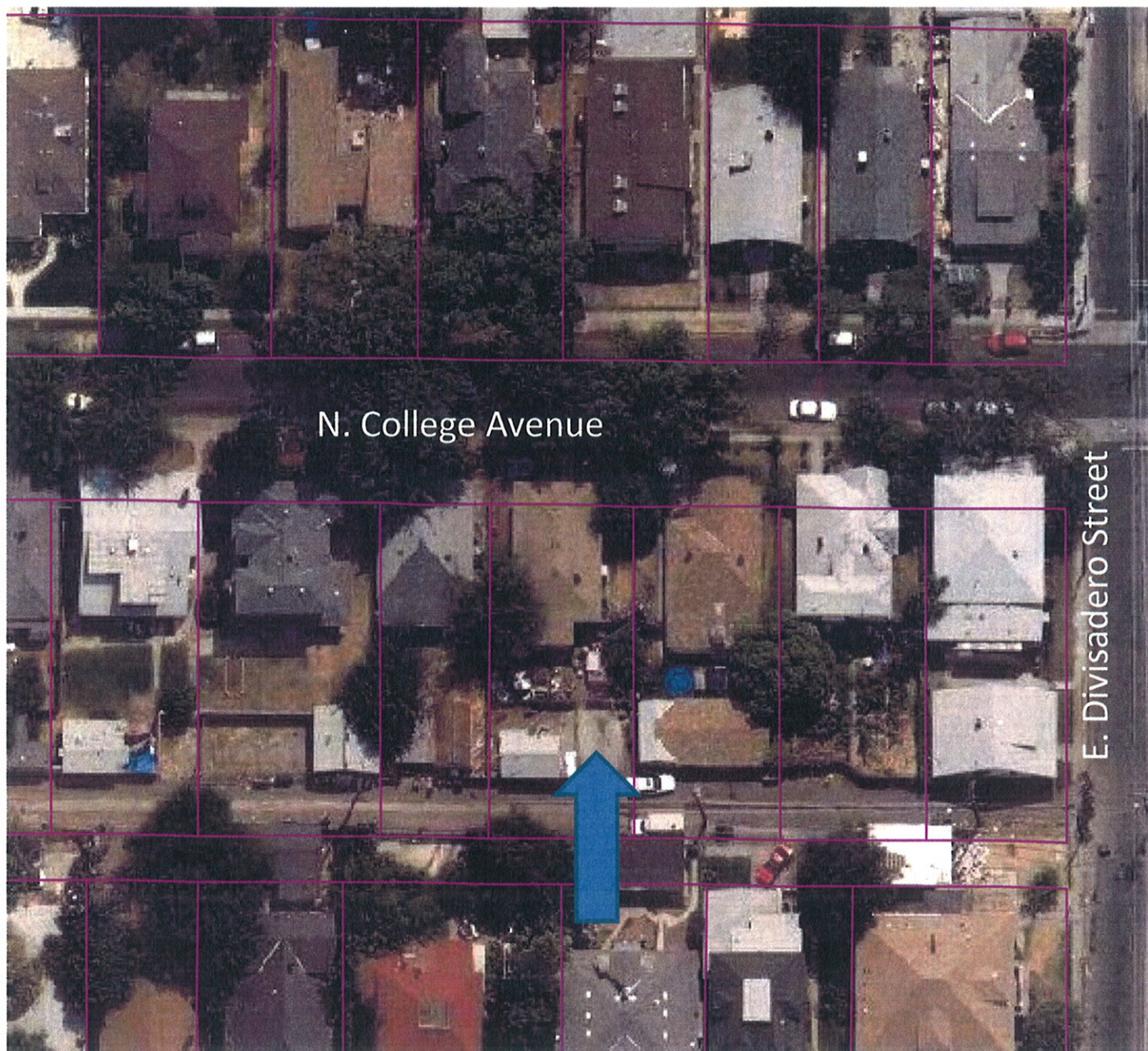
The Frank and May Driver Home was built c1902 and is a one-story neoclassical cottage. In 1910 Frank Driver, a craftsman at a machine shop, was listed as living at the home along with his wife, May. By 1920 the Drivers owned the property and by 1932 Mrs. Driver, now a widow, still remained in the home. Neoclassical cottages were a standard vernacular housing type adopted by working and middle classes in late 19th and early 20th century Fresno. Character defining features include the one-story rectangular plan, a hipped roof often with a bellcast flair at the eaves and with a boxed cornice that is often highly articulated. A prominent central dormer and full width or inset porch with simple classical-inspired columns are also important stylistic features. Of interest is that the Volga Germans in Fresno's Germantown had a strong preference for neoclassical cottages as stylistically and in plan these buildings were similar to the homes constructed by the Germans in Russia.

Request to Designate the Frank and May Driver Home as a Heritage Property, February 28, 2011
Page 2

The property was purchased in 2010 by the Redevelopment Agency and is currently proposed for restoration in tandem with a class in "Housing Re-Construction" at Fresno City College. The program in the Applied Technology Division is funded in part from a federal grant through HUD which will be used to train students to restore and rehabilitate older homes in Fresno's Lowell neighborhood. The use of federal funds is a federal undertaking as defined at 36 CFR 800.16(y).

The Frank and May Driver Home is not associated with events that have made a significant contribution to the broad patterns of our history nor is it associated with individuals significant in local or regional history. It is not the work of a master nor does it possess high artistic values. Thus the home does not appear individually eligible to Fresno's Local Register of Historic Resources pursuant to FMC12-1607. However, the Driver Home is an excellent example of working class housing from early 20th century Fresno that has some architectural value, as expressed in the work at the cornice. It is over a 100 years of age and has retained integrity to its period of significance of c1902. Staff recommends that the Historic Preservation Commission designate the home as a "heritage property."

Attachment: Exhibit A - Aerial Photograph (2008)
Exhibit B - State of California Survey Forms for the Frank and May Driver Home 16 February 2011 by Karana Hattersley-Drayton for the City of Fresno and Primary and BSO Forms Prepared in 2008 by Galvin Preservation Associates, Inc.



APE Map:
129 N.
College,
Fresno

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s): The Frank and May Driver Home

Update to January 2008 DPR forms as attached

***P2. Location:** *a. County: Fresno

*b. USGS 7.5' Quad: Fresno South, revised 1978

c. Address: 129 N. College Avenue, Fresno

d. Assessor's Parcel Number: 459-311-10T

***P3a. Description:** This neoclassical cottage was evaluated on State of California DPR Primary and BSO forms as part of the City sponsored "North Park Historic Survey" (2008). The property was re-evaluated by the City's Historic Preservation Project Manager, who meets the Secretary of Interior's Professional Qualifications as an architectural historian and historian on February 10, 2011.

The home was constructed c1902 on what was then "Jensen Avenue." (The street name was changed to College Avenue by 1918). The building maintains integrity of location, design, setting, materials, workmanship, feeling and association to its period of significance, c1902. Changes since the 1907 evaluation are that the home has been repainted, new doors on both the front and the rear were added (to replace those damaged from break-ins), the multi-light window in the dormer was added to match the home to the north (135 N. College) and side elevation windows are now boarded for protection. Although the first family associated with the home, Frank and May Driver, do not appear to have played a significant role in Fresno history, the residence is an excellent example of a neoclassical cottage that was favored by the working classes in early Fresno. It does not appear to be eligible individually to the National Register of Historic Places nor is it a contributor to a proposed National Register district. Likewise it does not appear to be individually eligible to the California Register. However, the home with its ornate and well preserved cornice elaboration does appear to meet the threshold for individual listing on Fresno's Local Register of Historic Resources (Criterion iii) and may be considered for immediate designation as a Heritage Property.

***P3b. Resource Attributes:** HP2 (Single-family residence)

***P4. Resources Present:** •Building



P5b Photo date: 2.10.11

***P6. Date Constructed/Age and Sources:** c1902 (Located on 1906 Sanborn Fire Insurance Map)

***P7. Owner and Address:** Redevelopment Agency City of Fresno, 2344 Tulare Street, Suite 200, Fresno, CA 93721

***P8. Recorded by:** Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

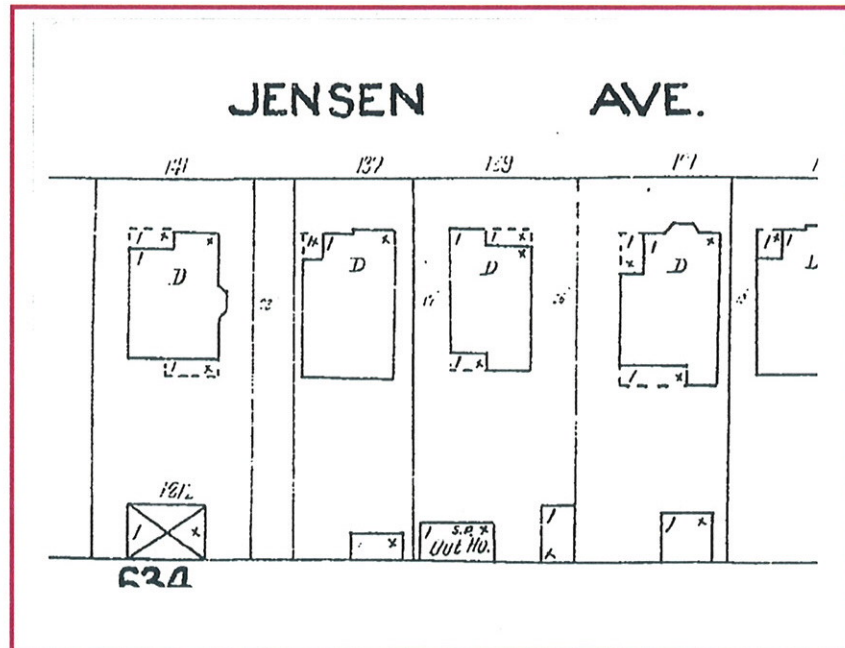
***P9. Date Recorded:** 2.10.11;
2.16.11

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Section 106 Evaluation of the Frank and May Driver Home, 129 N. College Avenue, Fresno."

***Attachments:** • Building, Structure and Object Report; • Continuation Sheet • 2008 DPR Forms

1906
Sanborn
Fire
Insurance
Map: 54.



PRIMARY RECORD

Primary #
HRI

Trinomial #
NRHP Status Code

6L

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or # (Assigned by recorder) 129 North College Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Fresno

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fresno S. Date 1978 T ; R ; % of % of Sec ; B.M.

c. Address 129 North College Avenue City Fresno Zip 93701

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 45931110

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Neoclassical cottage style with Craftsman elements residence is located on the west side of N. College Avenue between Nevada and Voorman Avenues. The building has a nearly rectangular plan and a concrete foundation. The wood frame building is sheathed in horizontal channel drop wood siding. The residence has a hipped roof with modillions on boxed eaves. There is wood cladding below the eaves that consist of three horizontal bands of fish-scale shingles atop an unornamented horizontal wood board. There is also a hipped roof dormer with decorated eaves on the east side of the roof; the dormer contains a central window with decorative mullions that is flanked by square louvered vents. The recessed partial-width front porch is supported by two Tuscan order columns that rests on a balustrade clad with horizontal channel drop wood siding. The façade entry door is obscured from view by a metal security door. Concrete steps with non-original wood handrails lead up to a wood landing. The windows are wood double-hung sash and are surrounded by wide casings and narrow sills; one window is located within the front porch. There are no notable alterations to the building's exterior.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View looking southwest at the façade. View taken on November 5, 2007.

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Constructed some time during 1899-1906, Sanborn Maps

*P7. Owner and Address:
Kirakosyan, Vache
6112 South Saint Andrews Place
Los Angeles, CA 90047

*P8. Recorded by: Name, affiliation, and address)

Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

*P9. Date Recorded: 1/17/08

*P10. Survey Type: (Describe)
☒ Intensive
☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of Fresno, North Park Area Historic Context and Property Survey Report (Galvin Preservation Associates Inc, 2008)

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6L

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residence B4. Present Use: Single family residence
 *B5. Architectural Style: Neoclassical cottage
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Based on Sanborn Maps, the property was constructed some time during 1899-1906.
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme a. Neoclassical cottage Area North Park Area: Fresno
 Period of Significance: a. 1895-1915 Property Type: Single family residence Applicable Criteria: N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is part of the Elm Grove Addition of 1887. Based on Sanborn Maps, the residence was constructed some time during 1899-1906. There were no building permits found for this property. The 1910 Polk city directory lists Frank Driver, a craftsman at a machine shop, along with his wife, May associated with the property. In 1920, the Drivers are listed as owning the property. By 1932, Mrs. May Driver, now a widow to Frank, owned the property. In 1944, she is still listed owning the property. By 1955, Mrs. Cora L. Oliver, widow of Charles, owned the property. The current owner is Vache Kirakosyan.

Prior to the turn of the twentieth century, the City of Fresno experienced rapid growth due to the agricultural prosperity of the region. Taking advantage of this growth, several land speculators purchased and divided lands to the north of the original town core. The evaluated property is located in this area, and was constructed during this time. Many of the buildings constructed in the greater North Park area from the early 1900s to circa 1915 were Neoclassical cottages. The Neoclassical style was common throughout the United States during this time, borrowing classical architectural elements, although the examples found in the study area are generally modest.

The one-story Neoclassical cottages in Fresno are often characterized by their boxy appearances at the façade, moderately pitched hipped roofs with boxed eaves, horizontal wood board cladding on wood frames, full or partial-width porches, and porch supports and railings with classical or Victorian-era style features. These buildings could also have squat dormers located at the façade.

(continued page 3)

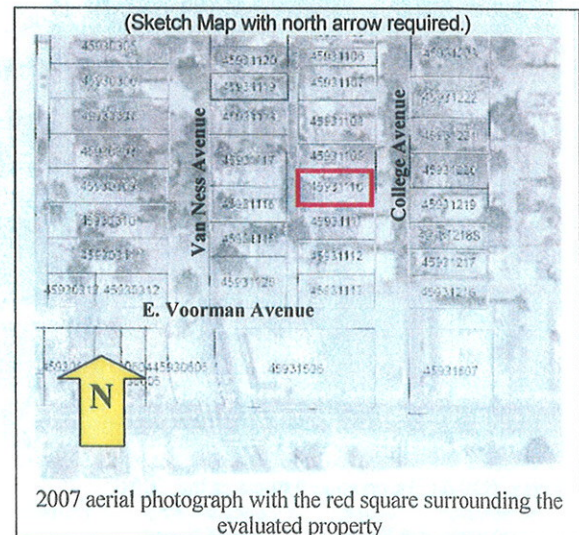
B11. Additional Resource Attributes: (List attributes and codes) None
 *B12. References: (see page 3)

B13. Remarks: None

*B14. Evaluator: Andrea Galvin & Jennifer Krintz
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

*Date of Evaluation: February 2008

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

*Resource Name or # (Assigned by recorder) 129 North College Avenue

Recorded By: Galvin Preservation Associates

Date: February 2008

☒ Continuation

☐ Update

(from page 2)

*B10. Significance:

The evaluated property was constructed prior to 1906. It was one of the earliest houses to have been constructed in the northern developments. However, like many of the houses in this area, this residence was merely constructed as a result of the natural trend of housing moving north due to the rapid growth of the City, but no evidence suggests that it specifically influenced the development. The residence was constructed pre-1906 in the Neoclassical cottage style. With its simple ornamentation and modest size consistent with characteristics of workers' cottages, this building is a good example of its architectural style at the local level. However, the residence may not be individually eligible for the Local Register of Historic Resources. Nor does it appear to be individually eligible for the National Register of Historic Places or the California Register of Historical Resources. Although the building is not located within a concentration of buildings of its type, it is a good example of the style and may require special consideration for planning purposes.

(from page 2)

*B12. References:

- Bureau of Census, U.S. Population Census – 1890, 1900, 1910, 1920, 1930 (www.ancestry.com).
- California State University, Fresno, Henry Madden Library, Map Room, Fresno, California.
- California State University, Fresno, Henry Madden Library, Woodward Special Collections, Fresno, California.
- Chicago Title Company Archives, Fresno, California, Deeds of Trusts 1893, 1898 and 1900-1935.
- City of Fresno, Department of Planning, Archives of the Historic Preservation Manager's Office, Fresno, California.
- Fresno Bee archives, *Fresno Bee*, Fresno, California.
- Fresno city directories, various publishers and titles, 1905-1999.
- Fresno County Hall of Records, Fresno, California.
- Fresno County Library, California Room, Fresno, California.
- Fresno County Plat Maps Books 1-18
- Fresno County Record of Surveys Books 1-18.
- Fresno Irrigation District Office, Fresno, California.
- Godfrey Memorial Library newspaper archives (www.godfrey.org).
- Historic Fresno website (www.historicfresno.org).
- Historic maps of Fresno County and the City of Fresno – 1891, 1912 and 1949.
- Previous DPR 523 form sets of properties located within the current study area.
- Sanborn Fire Insurance Maps for the City of Fresno – 1888, 1898, 1906, 1918-1919, 1918-1948 and 1918-1950.




**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIC
HPC MEETING: 02/28/11

February 28, 2011

APPROVED BY

FROM: KEVIN FABINO, Planning Manager 
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON 
Historic Preservation Project Manager

SUBJECT: REVIEW AND COMMENT ON TOPICS FOR PROPOSED TRAINING WITH THE
STATE OFFICE OF HISTORIC PRESERVATION STAFF, FRIDAY APRIL 29TH 2011

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review and comment on the draft agenda for the workshop training with the State Office of Historic Preservation slated for Friday, April 29, 2011.

EXECUTIVE SUMMARY

Pursuant to FMC 12-1606(25) and Policy G-10-e of the 2025 Fresno General Plan, the Historic Preservation Commission has a vital role to play in promoting educational forums on historic preservation. In addition, commissioners are required to attend at least one informational seminar each year in accordance with the requirements established by the Certified Local Government Program (FMC 12-1606(16)).

The Historic Preservation Commission discussed the potential for training and workshop topics at public meetings held on October 4th and October 25th, 2010. At the October 4th meeting City staff communicated to the Commission that the California State Office of Historic Preservation (OHP) was interested in coming to Fresno to participate in training. On October 25th, the Chair of the Commission appointed a sub-committee consisting of Teresa España, Don Simmons and Patrick Boyd to work with staff in coordinating this proposed regional workshop.

On February 14th City staff held a conference call with the OHP. A list of potential topics was presented and discussed. On February 22nd the HPC sub-committee and staff met and developed the draft agenda for the training, as attached. The understanding with the California State Office of Historic Preservation is that Fresno will host the workshop and will invite commissioners, planning staff and the public from the San Joaquin Valley. Thus due to the short timeframe, there is a need to keep the format as elegant and simple as possible.

Attachment: Exhibit A - Draft Agenda for Workshop with OHP, April 29, 2011.

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

Historic Preservation Workshop April 29, 2011 Draft
9-4:30 PM Fresno City Hall



8:30-9:00 AM Registration/Check-In

9:00 AM Welcome (Mayor Swearengen or City Manager Mark Scott?)

9:10-9:40 State of the State of Historic Preservation in California
(SHPO, Milford Wayne Donaldson or OHP Staff)
*(Why preserve; what are economic benefits for preservation;
Why is preservation a sustainable practice; heritage tourism, etc.)*

9:45-10:45 The Secretary of the Interior's Standards (Tim Brandt, AIA)

10:45-11:00 Coffee Break (Hosted by the City of Fresno's Historic
Preservation Commission)

**11:00-12:00 Historic Preservation Ordinances: Models for How Best
To Protect, Preserve and Reuse Buildings** (OHP Staff)

12:00-1:30 PM Lunch with an Expert (Non-hosted lunches with OHP Staff
at a variety of local restaurants)

**1:30-2:00 So What Did You Discuss at Lunch? Results Based
Conversation** (Don Simmons, Ph.D. Chair, Fresno HPC)

**2:00-3:00 Panel Discussion: Broadening the Constituency for
Preservation** (Panel Chair: Teresa España, M.A.;
Fresno HPC)

**3:00-4:15 Panel Discussion on Windows: Balancing Historic Values,
Health and Safety, Sustainability and the Bottom Line**
(Chair: Karana Hattersley-Drayton, M.A., Historic Preservation
Project Manager, City of Fresno)